

SINGLETON FARM

320± Acres | \$272,000 | New Moore, Texas | Lynn County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

SINGLETON FARM

We are proud to have obtained an exclusive listing on 320 acres, more or less, located in the southwest-quadrant of Lynn County, Texas, being approximately 2 miles east and 1 mile south of New Moore. Access is by graded CR 34 on the north and graded CR 36 on the south.

LEGAL DESCRIPTION

The West-half (W/2) of Section 21,

Block H, EL & RR Survey, Abstract 180, Lynn County, Texas, containing 320 acres, more or less.

DESCRIPTION

The terrain of this property varies from nearly level to gently sloping. Slopes across this farm range from 0-3%. A draw area heads-up on the south-central side of the property and flows to the south. This

area covers approximately 18 acres and currently has a fairly dense canopy of salt cedars. The Singleton Farm is definitely a property that could be place back into cultivation, if desired. The majority of the land laying around this property is a combination of irrigated and dryland farmland.

CONTINUED ON PG 6









CRP INFORMATION

With the exception of the 18 acres in salt cedars, the entire property is currently in a good stand of mixed grasses. Currently, a total of 280.7 acres are currently enrolled in the Conservation Reserve Program (CRP). This land is in two separate CRP contracts, with 156.7 acres paying \$5,456/yr., expiring in 2020 and 124 acres paying \$4,672/yr., expiring in 2022. The total annual payment from both contracts is \$10,128.

MINERALS/WIND

Seller will retain one-half (1/2) of the minerals currently owned and one-half (1/2) of the wind royalty rights.

PRICE

\$850 per acre

REMARKS

If you are looking for an investment property, or land that can be put back in to cultivation for organic crops, the Singleton Farm should demand your attention.









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156.71
AC.

11 AC.



Aerial Map

34

F

129.03
AC.

17 AC.

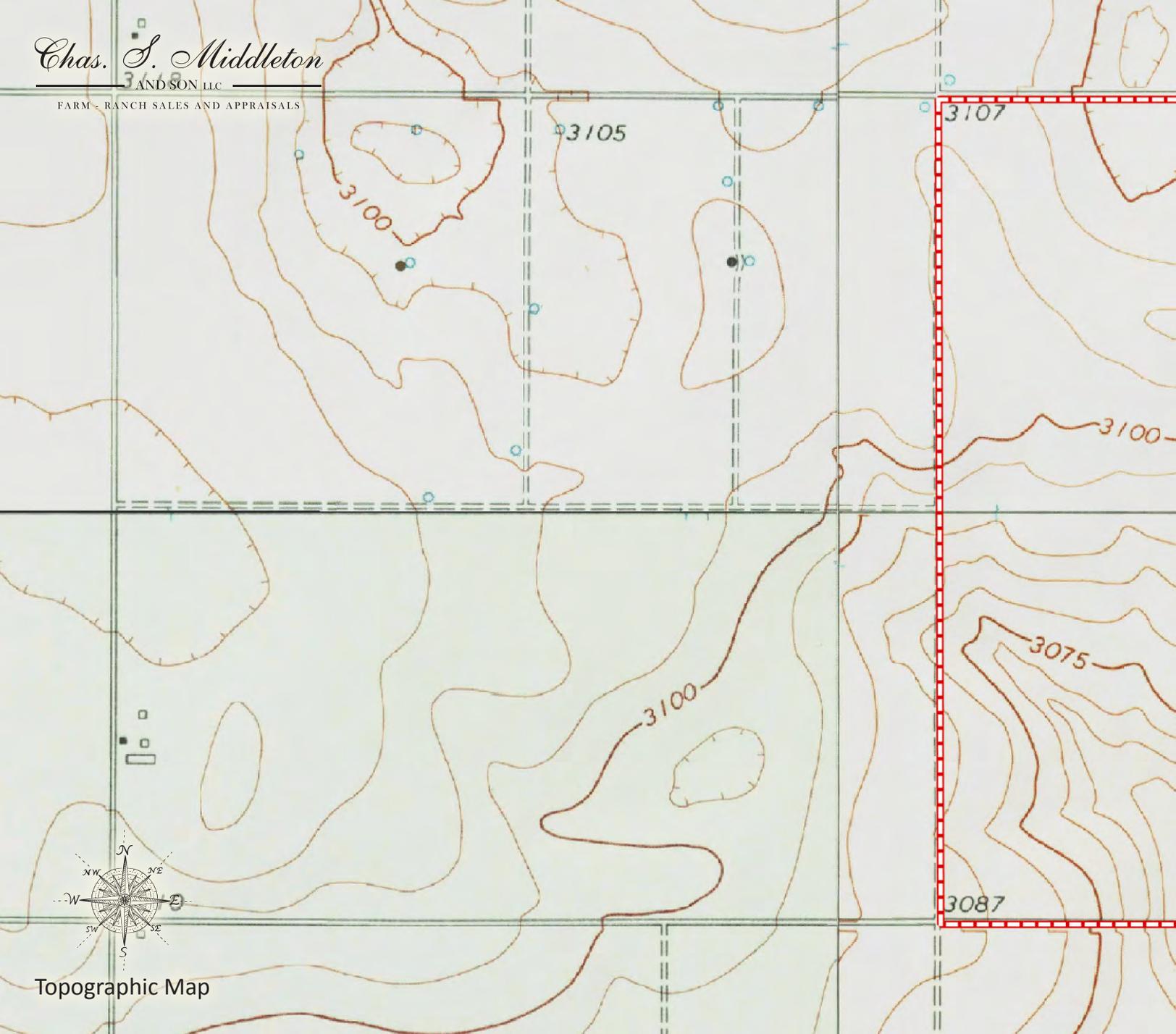
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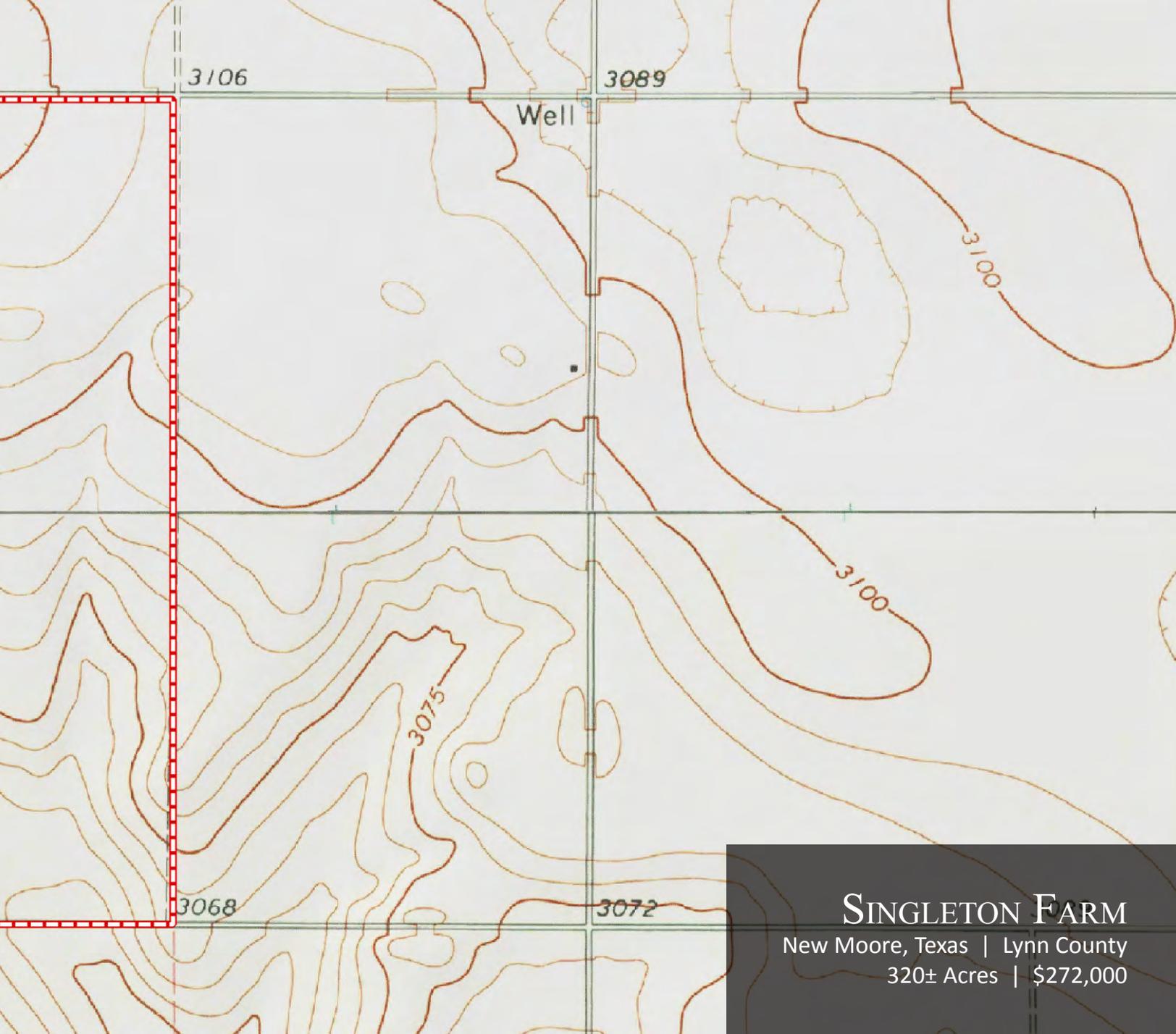
Chas. S. Middleton

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FARM, RANCH SALES AND APPRAISALS



Topographic Map



3106

3089

Well

3100

3100

3075

3068

3072

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FARM - RANCH SALES AND APPRAISALS

FM 179

COUNTY RD 32

COUNTY RD 33

New Moore

FM 213

COUNTY RD I

COUNTY RD J

COUNTY RD 34

COUNTY RD H

COUNTY RD 36

COUNTY RD 37

COUNTY RD A

COUNTY RD D

COUNTY RD F

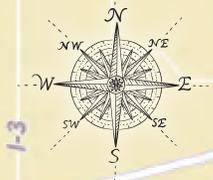
COUNTY RD I

COUNTY RD J

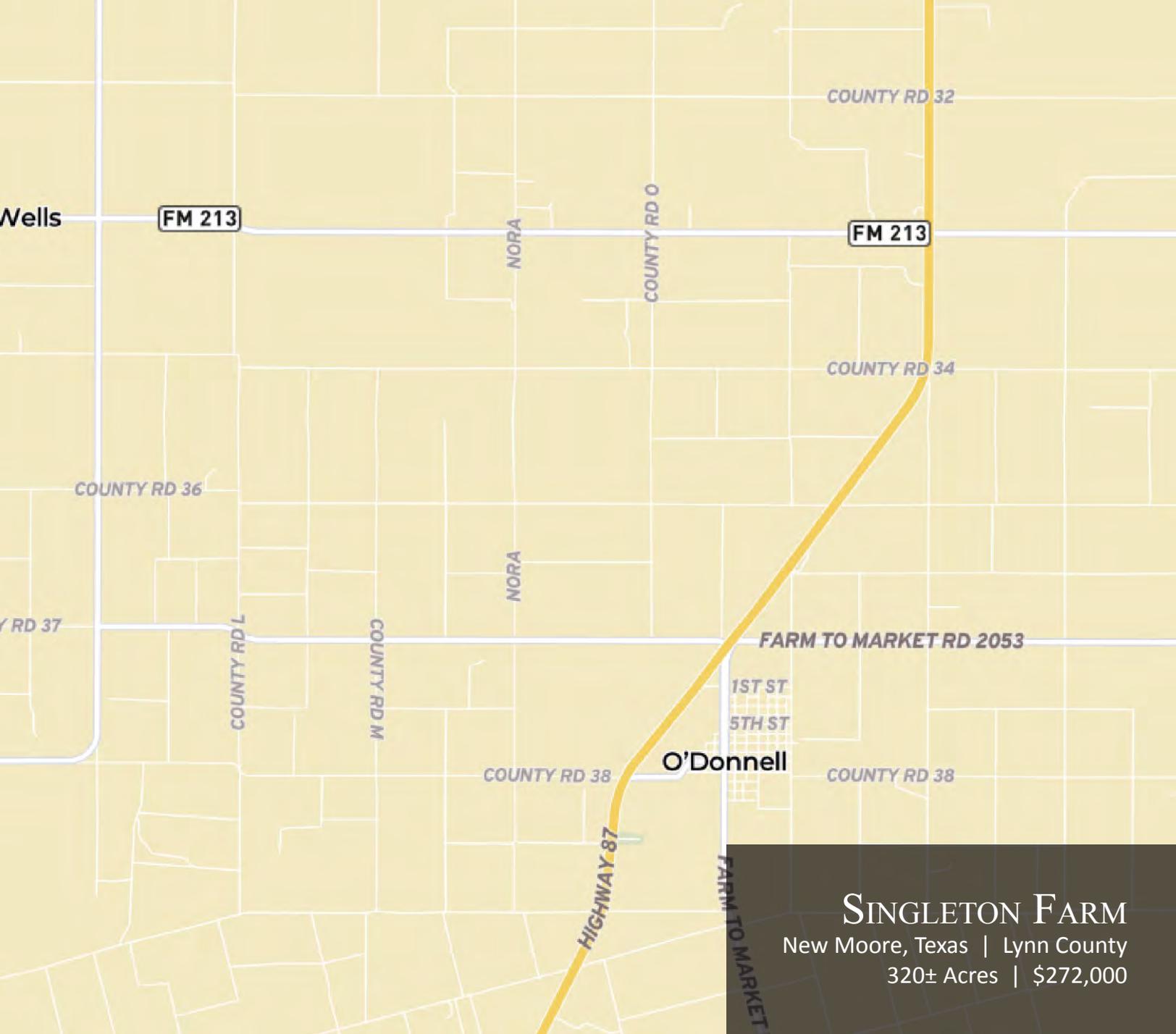
COUNTY RD C

FM 179

L-4



Location Map



Wells

FM 213

FM 213

COUNTY RD 32

NORA

COUNTY RD 0

COUNTY RD 34

COUNTY RD 36

RD 37

COUNTY RD L

COUNTY RD M

NORA

FARM TO MARKET RD 2053

1ST ST

5TH ST

O'Donnell

COUNTY RD 38

COUNTY RD 38

HIGHWAY 87

FARM TO MARKET

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RUSTY LAWSON

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Certified Appraiser

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Chas. S. Middleton

— AND SON LLC —

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For virtual brochure & more info visit,



CHASSMIDDLETON.COM



Listing subject to sale, withdrawal, or error.